

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In Re: Kingsley Wright : Bankruptcy # 18-10749
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DEBTORS' MOTION TO SELL REAL ESTATE

1. Debtor filed the instant Voluntary Chapter 13 Petition in 2018.
2. Debtor owns a property located at 5212 Baltimore Avenue, Philadelphia, PA 19143 and seeks to sell the property for a total of \$610,000.00.
3. Debtor entered into an Agreement of Sale with Buyer, Selena Oliver on March 13, 2020 with a sale price of \$610,000.00 and the settlement is scheduled for on or before July 31, 2020. (see attached)
4. The proposed sale is an arms length transaction.
5. There is currently no mortgage on the property, however, there are several claims filed against the Debtor's Bankruptcy Estate and Debtor proposes to pay 100 property of the allowed claims totaling \$300,341.00. (see attached Debtor's Six Amended Plan).
6. The proposed sale will satisfy the mortgage and any proceeds will be used to pay off unsecured creditors.

WHEREFORE, Debtor prays that this Court enter an order permitting the sale of the real estate at 5212 Baltimore Avenue, Philadelphia, PA 19124 for the sum of \$610,000.00.

Respectfully submitted,

Dated: June 21, 2020

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Jermaine Harris, Esquire
Attorney for Debtor

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ORDER

AND NOW, this day of , 2020, upon consideration of
Debtor's Motion to Sell Real Estate,

IT IS HEREBY ORDERED that said Motion is GRANTED and Debtor may sell the real estate located
at 5212 Baltimore Avenue, Philadelphia, PA 19143 for \$610,000.00 to Selena Oliver.

BY THE COURT:

J.

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CERTIFICATION OF SERVICE

I, Jermaien Harris, Esquire, attorney for the Debtor in the above-captioned matter do hereby certify that I sent to the Trustee and all interested parties in the above captioned case, a true and correct copy of Debtor's Motion to Sell Real Estate by first class mail or electronic mail and Notice of Motion thereof on June 21, 2020.

Dated: June 21, 2020

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Jermaine Harris, Esquire
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(215)385-1091
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